

16 Penarth House

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EY



A two bedroom first floor retirement flat in a very convenient, central location close to the town centre, bus stop, train station and local shops and cafes. The living accommodation comprises the entrance hall with two built-in cupboards, the living room which opens into the kitchen, the two bedrooms and the bathroom. The Development offers two communal outside areas to the rear, a residents lounge and laundry room. There is also unallocated parking on site. Sold with no onward chain. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£105,000

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Accommodation

Entrance Hall

Fitted carpet. Two built-in cupboards, one housing the hot water heater. Emergency pull cord. Wall mounted electric heater. Doors to the bedrooms, bathroom and living room / kitchen.

Living Room 12' 10" plus bay x 9' 11" (3.91m plus bay x 3.01m)

Fitted carpet. uPVC double glazed bay window to the south side of the building. Wall mounted Fischer electric radiator. Coved ceiling. Power points and TV point. Emergency pull cord. Open to the kitchen.

Kitchen 7' 10" x 9' 11" (2.4m x 3.01m)

A Fitted kitchen comprising wall units and base units with laminate work surfaces. Vinyl floor. Integrated appliances including an electric oven and four zone electric hob with extractor hood over. Recess for tall fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the side. Part tiled walls.

Bedroom 1 13' 7" x 9' 3" (4.14m x 2.83m)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Coved ceiling. Wall mounted electric heater. Power points.

Bedroom 2 9' 11" x 5' 10" (3.01m x 1.77m)

Fitted carpet. uPVC double glazed window to the rear. Power points. Wall mounted electric heater.

Bathroom 6' 4" x 8' 5" (1.94m x 2.56m)

Vinyl floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Extractor fan. Part tiled walls.

Communal Facilities

The property benefits from a lift to all floors as well as a communal lounge. Each flat can have Sky TV subject to an individual subscription. There is a laundry room adjacent to the communal lounge.

Outside

To the rear of the building are two communal garden areas, one accessed from the car park, and the other adjacent to the communal lounge and rear access to the building. There is also a parking area (unallocated) to the rear onto the lane.

Additional Information

Tenure

The property is held on a leasehold basis (CYM62866), with 125 years to run from 8 February 2002 (102 years remaining).

Service Charge

We are informed that the current service charge is £313.51 per month from April 2024. This charge includes window and communal area cleaning, lift maintenance, gardening and communal area decoration, alarm system servicing, buildings insurance, part-time maintenance worker and offsite housing manager, communal area electricity, all water rates and general communal area repairs and maintenance. A proportion of the service charge is also dedicated to a contingency fund, used for larger works in the building.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,780.48 for the year 2024/25.

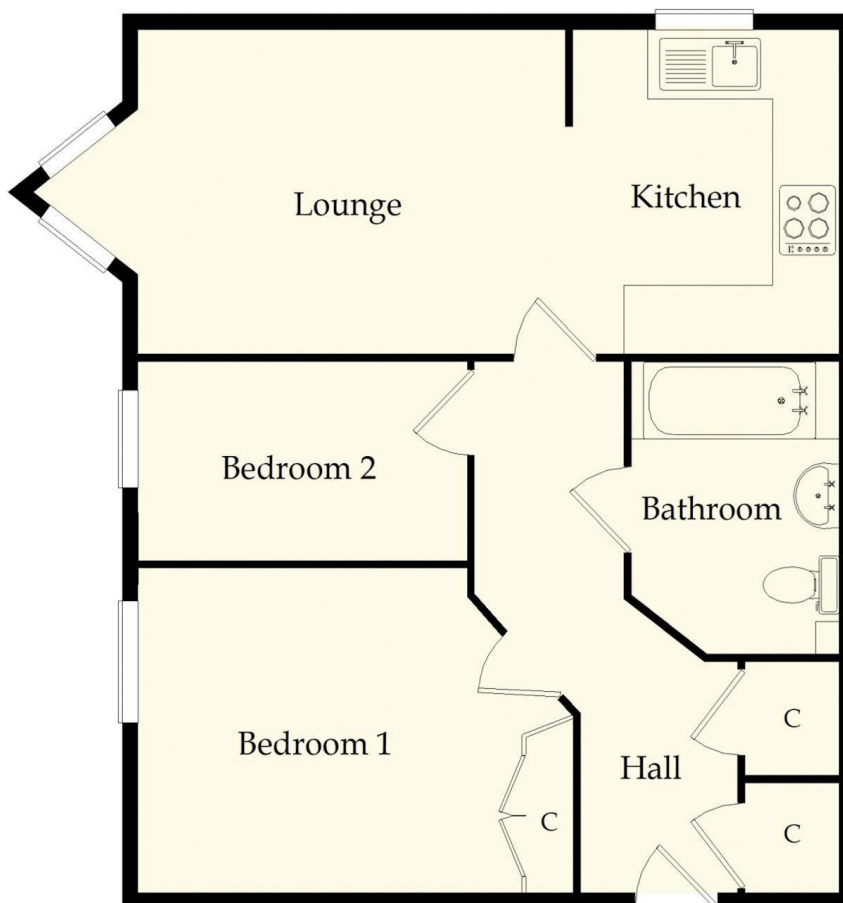
Approximate Gross Internal Area

516 sq ft / 47 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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